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December 31, 2011

## WOODSIDE PARK REAL ESTATE ACTIVITY

JANUARY 1, 2011 – DECEMBER 31, 2011

Happy New Year! We can only hope that the new year brings a start to the turnaround of the economy and the real estate market. Many of our friends and neighbors either need or want to buy or sell real estate and get on with their life's plans. These needs are driven by health issues, aging/retirement, changes in lifestyle or required changes driven by the economy. Many are unable or unwilling to proceed with their plans due to lack of confidence in the economy and the difficulty in selling their homes for what they consider a fair price.

During 2011, there were fifteen (15) sales in Woodside, which is considerably higher than we have seen for several years. The down side to this number is that eleven (11) of these fifteen (15) were classified as distressed sales, meaning that they were bank owned following foreclosures or short sales where they sold for less than what was owed on the property. At year end, there were five (5) Woodside homes listed for sale priced from \$274,900 to \$675,000 and two (2) homes under contract. Three (3) of these seven (7) homes are bank owned. Several other homes were on the market during the year, but were taken off of the market hoping for better conditions come next Spring. (See the Activity Summary on the reverse side).

There has been an increase in showings of late, and we hope that some of the pent up desire materializes. If the foreclosures would only stop, we would hope to see some stabilization of our home values. Hopefully, we don't have to wait until the elections later this year to see an improvement.

Sincerely,

Dave Brutout



## 2011 ACTIVITY SUMMARY

<u>Sale Price</u>	<u>Sale Date</u>	<u>Unit #</u>	<u>Bed</u>	<u>Bath</u>	<u>Sq. Ft.</u>	<u>Acres</u>
250,000	* January	B 3	3	2	1996	3
260,000	* January	B 4	3	3	2114	3.9
224,000	* February	B 4	2	2	1641	4.9
245,300	* April	B 2	3	3	3368	2.0
237,800	* April	B 2	4	3	2810	2.5
218,000	* May	SS 2	5	3	2438	2.49
357,335	* June	SS 5	4	3	4112	4.47
305,000	* June	SS 4	5	4	3822	5.88
312,000	* July	2	4	3	2994	2.60
443,000	* August	2	6	4	4772	2.75
300,000	* September	5	4	3	3795	2.66
385,000	* October	4	3	2	3202	4.53
325,000	* November	SS 1	3	3	2818	10.00
216,000	* November	B 4	4	3	3187	5.07
210,000	* December	B 2	4	3	2932	2.0

## FOR SALE

<u>List Price</u>		<u>Unit #</u>	<u>Bed</u>	<u>Bath</u>	<u>Sq.Ft.</u>	<u>Acres</u>
279,900	UC	B 2	4	4	4444	2.0
600,000	UC	4	3	3	4330	5.69
274,900		B 2	8	5	4088	2.0
312,900		B 2	3	3	3524	2.0
325,000		2	4	2	2616	2.0
355,000		4	4	3	2866	4.7
675,000		5	4	5	4173	2.59

SS = Short Sale

B= Bank Owned

UC = Under Contract

*The asterisk (\*) properties may have been listed or sold by other companies. Based on information from Metrolist, Inc. for the period 1/1/11 through 12/31/11. Note: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist may not reflect all real estate activity in the market.*

*If your property is presently listed for sale, this is not intended to be a solicitation.*